

Chula Vista

**At- A-Glance
Zoning Sheets**

Development Standards

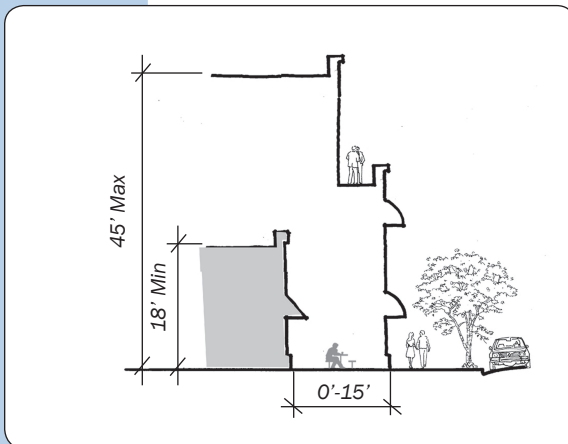
5.13.05

V-1 East Village

(Neighborhood Transition Combining District)

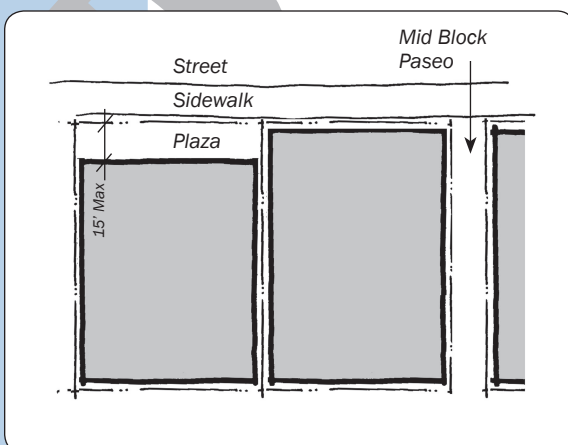
Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 90%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
9. **Use Requirements:**
Residential: 100%



Section View

Fig. 1.2



Plan View

Fig. 1.3

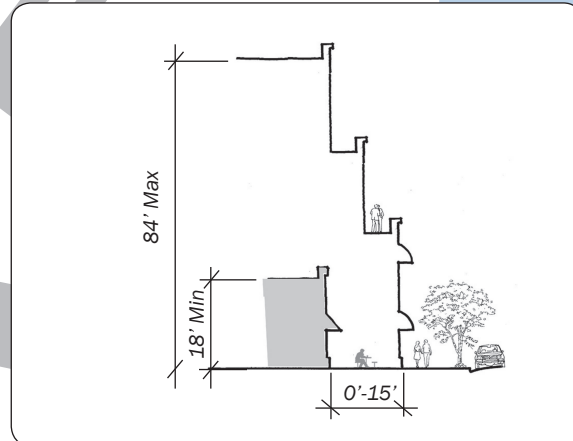
Parking Regulations

1. **Parking Locations:**
Behind / Subterranean/ Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 50%

(Neighborhood Transition Combining District)

Urban Regulations

1. **Floor Area Ratio:** 3.0 FAR
2. **Lot Coverage:** 90%
3. **Building Height:**
Min: 18' Max: 84'
4. **Building Stepback:**
Min: 25' At Building Height: 30'
5. **Street Wall Frontage Min:** 80%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 70% (Not allowed on Third Avenue or E Street frontage on groundfloor, except for access)
Commercial - Retail: 20%
Office: 10% (Not allowed on Third Avenue or E Street frontage on groundfloor, except for access)

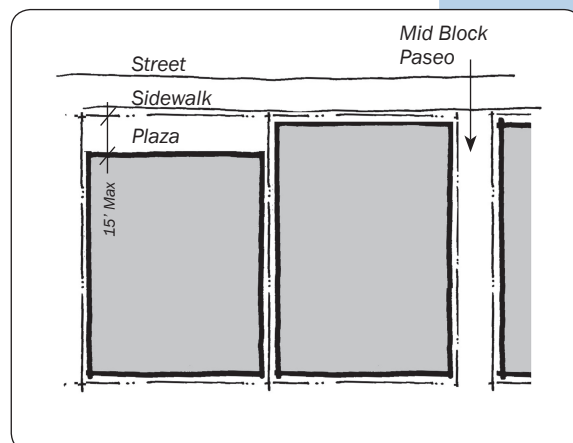


Section View

Fig. 1.2

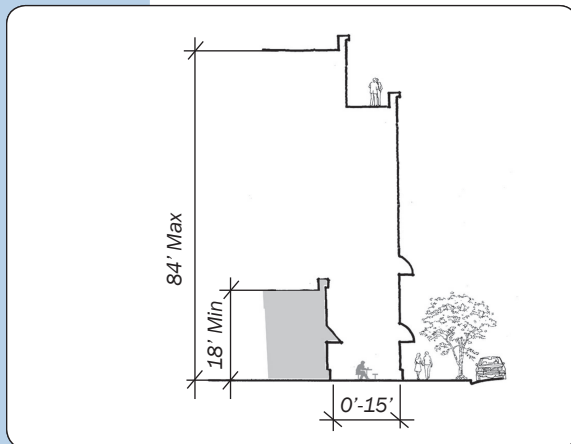
Parking Regulations

1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 0%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Max: 2 spaces/1,000 sf
Onsite Min: 0%



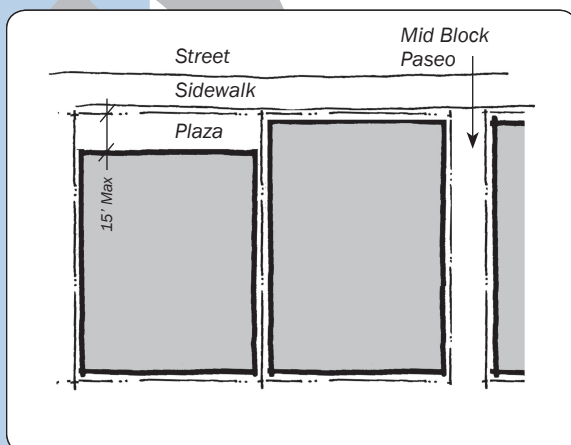
Plan View

Fig. 1.3



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 3.5 FAR
2. **Lot Coverage:** 90%
3. **Building Height:**
Min: 18' Max: 84'
4. **Building Stepback:**
Min: 25' At Building Height: 60'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 80%
Commercial - Retail: 10%
Office: 10%

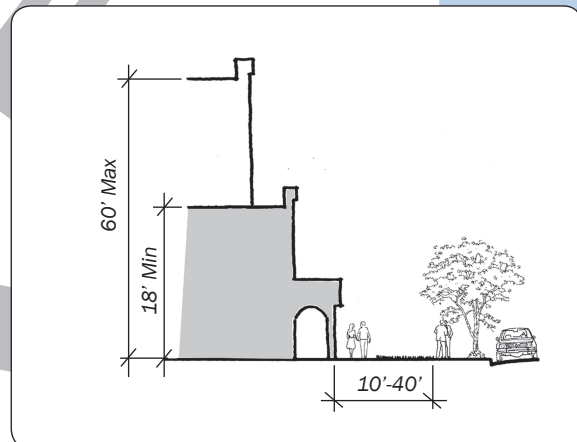
Parking Regulations

1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Max: 2 spaces/1,000 sf
Onsite Min: 0%



Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 100 sf/du
8. **Use Requirements:**
Residential: 50%
Office: 10%
Civic: 40%

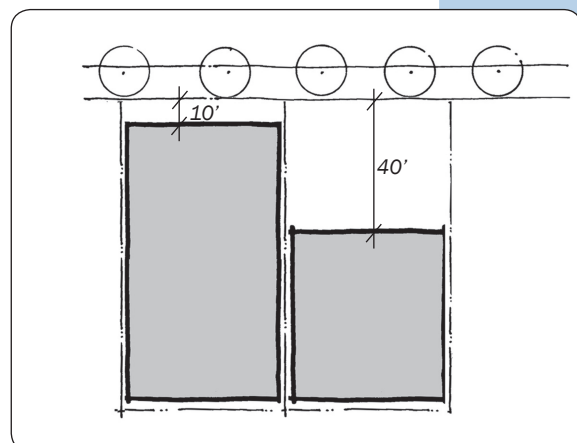


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Behind/Subterranean/Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 0%

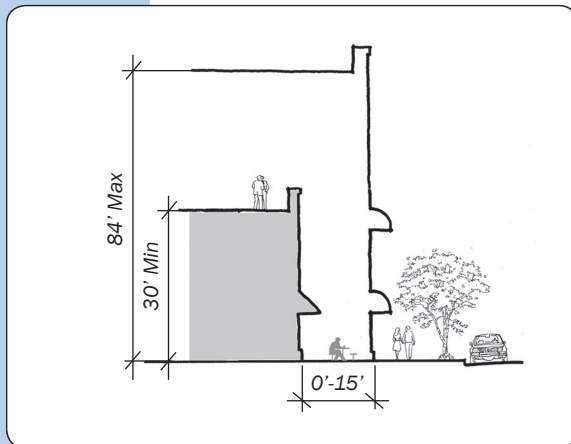


Plan View

Fig. 1.3

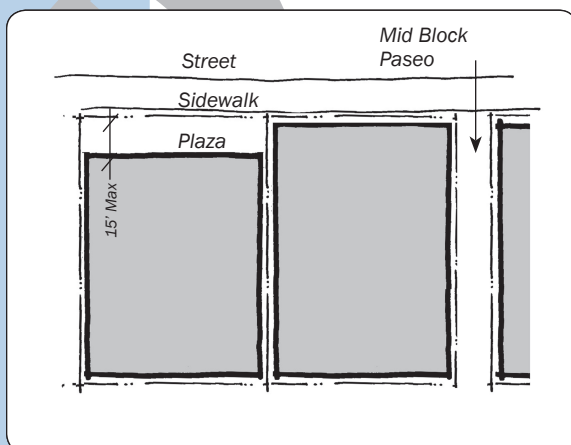
(Neighborhood Transition Combining District)

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Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 4.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:**
Min: 25' At Building Height: 60'
5. **Street Wall Frontage Min:** 80%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 100 sf/du
8. **Use Requirements:**
Residential: 70% (Not allowed on Third Avenue or H Street frontage on groundfloor, except for access)
Commercial - Retail: 10%
Office: 20%

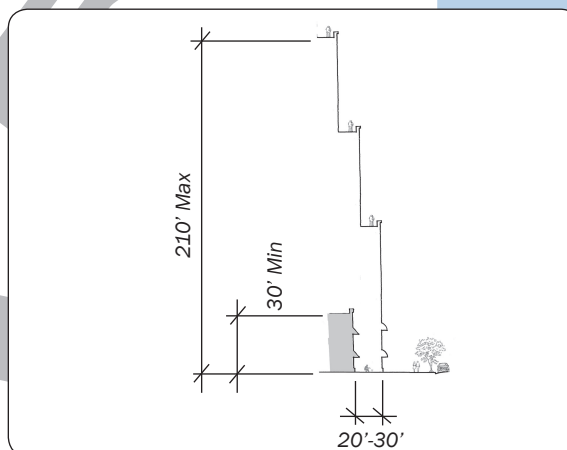
Parking Regulations

1. **Parking Locations:**
Structure/Subterranean/Behind/Tuck Under
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Max: 2 spaces/1,000 sf
Onsite Min: 0%



Urban Regulations

1. **Floor Area Ratio:** 5.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 45' Max: 210'
4. **Building Stepback:**
Min: 25' At Building Height: 60'
5. **Street Wall Frontage Min:** 80%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 100 sf/du
8. **Use Requirements:**
Residential: 70% (Not allowed on Third Avenue or H Street frontage on groundfloor, except for access)
Commercial - Retail: 10%
Office: 20%

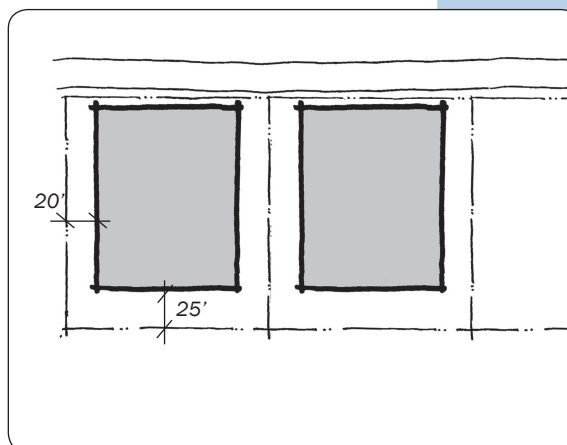


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Max: 1.5 spaces/du
Guest: 1 space/10 du
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Max: 2 spaces/1,000 sf
Onsite Min: 0%



Plan View

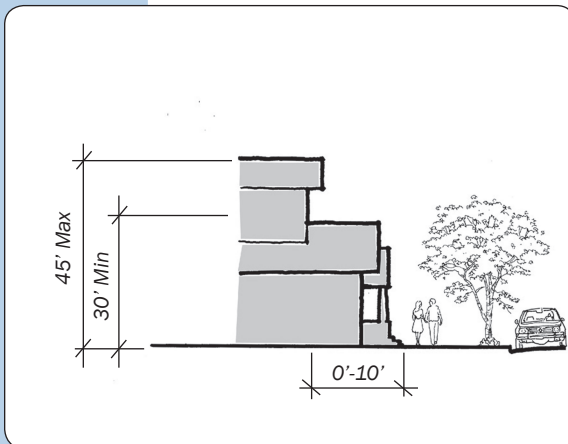
Fig. 1.3

UC-3 Roosevelt

(Neighborhood Transition Combining District)

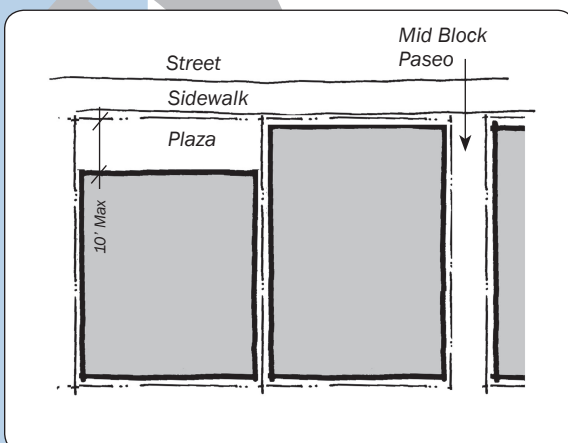
Urban Regulations

1. **Floor Area Ratio:** 3.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 30' Max: 60'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 100%



Section View

Fig. 1.2



Plan View

Fig. 1.3

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%

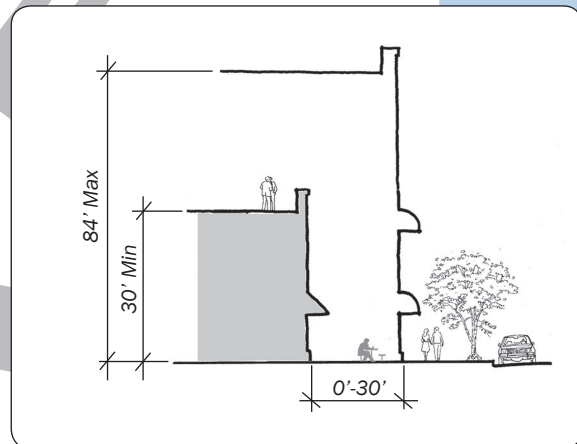


Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:**
Min: 25' At Building Height: 60'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Office: 100%

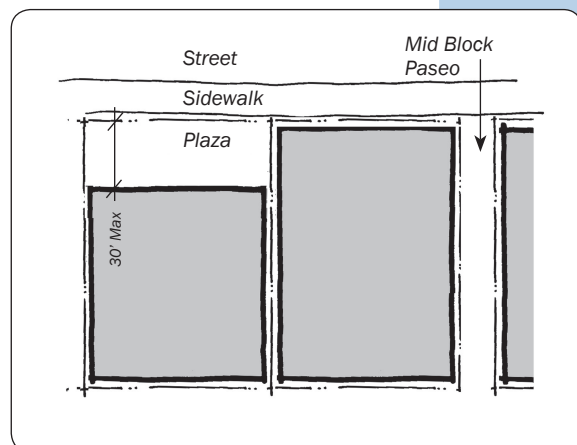
Parking Regulations

1. **Parking Locations:**
Any
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 100%



Section View

Fig. 1.2



Plan View

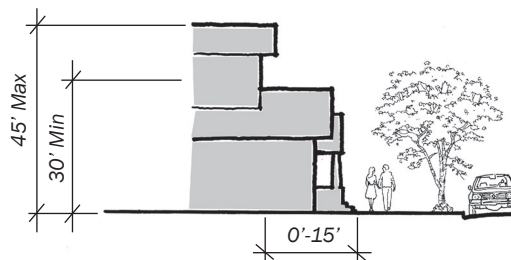
Fig. 1.3

UC-5 Soho

(Neighborhood Transition Combining District)

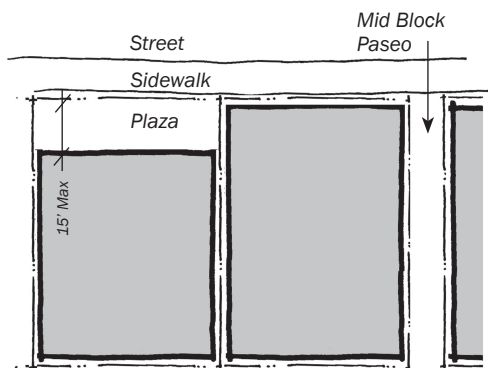
Urban Regulations

- Floor Area Ratio:** 1.0 FAR
- Lot Coverage:** 70%
- Building Height:**
Min: 30' Max: 45'
- Building Stepback:**
Min: 0' At Building Height: 0'
- Street Wall Frontage Min:** 0%
- Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
- Open Space Requirement:** N/A
- Use Requirements:**
Commercial - Retail: 50%
Office: 50%



Section View

Fig. 1.2



Plan View

Fig. 1.3

Parking Regulations

- Parking Locations:**
Any, except in front of building
- Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 50%

UC-6 Chula Vista Center Residential (Neighborhood Transition Combining District)

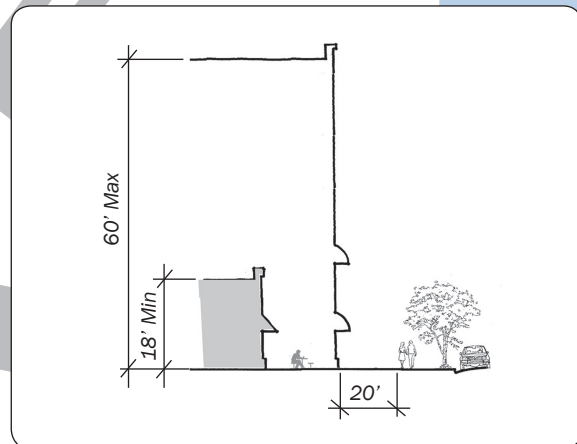
DRAFT



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Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 15' At Building Height: 30'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 100%

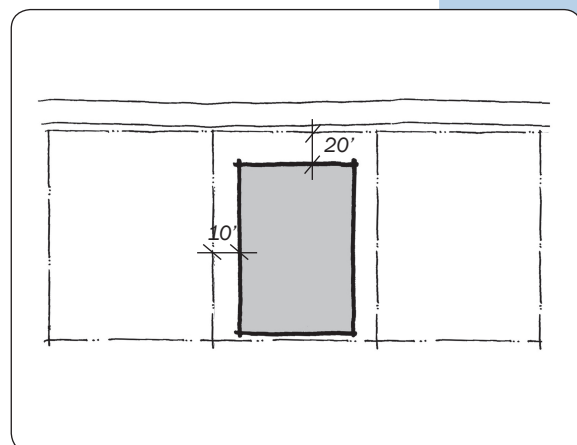


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Structured
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%

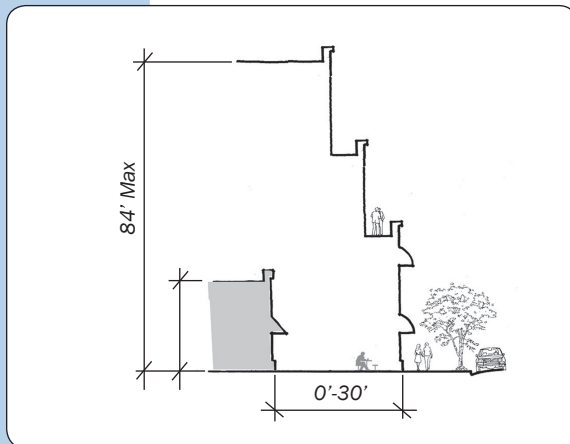


Plan View

Fig. 1.3

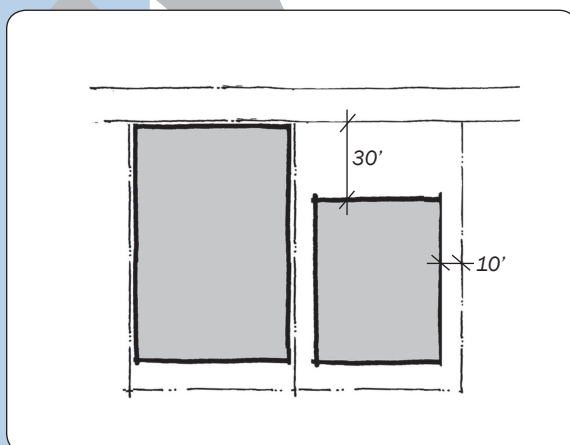
Development Standards

DRAFT
May 2005



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 84'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 75%
Office: 25% (Not allowed on groundfloor facade, except for access)

Parking Regulations

1. **Parking Locations:**
Any
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 100%

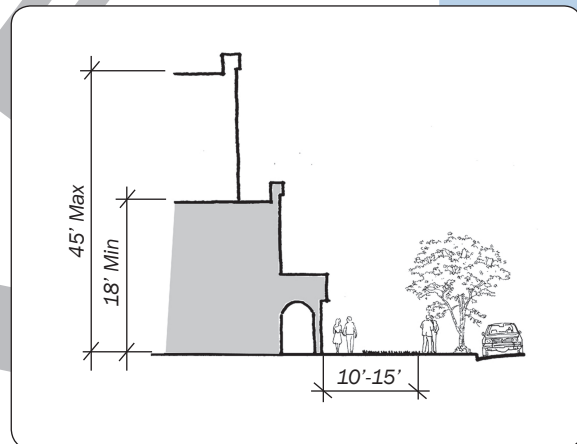


Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 100%

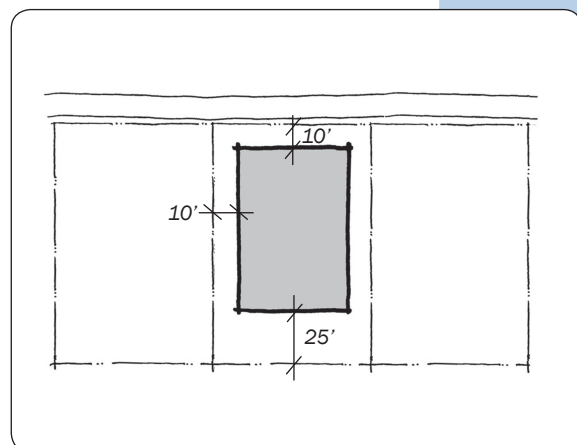
Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%



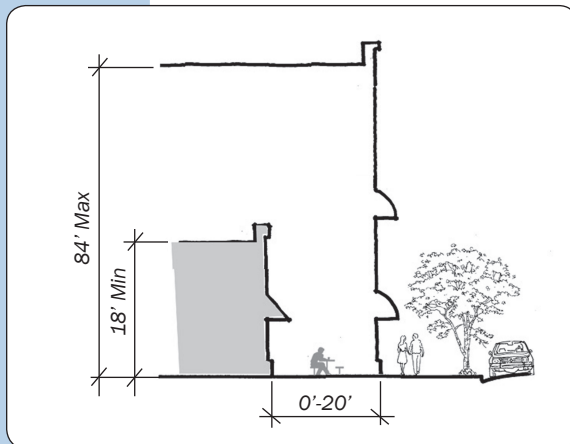
Section View

Fig. 1.2



Plan View

Fig. 1.3



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 75%
Office: 25%

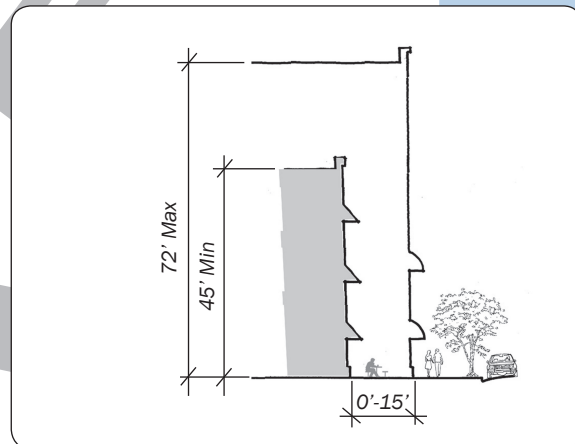
Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 50%



Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 120'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Residential: 20% (Not allowed on Broadway or H Street frontage on groundfloor, except for access)
Commercial - Retail: 50%
Office: 30% (Not allowed on groundfloor facade, except for access)

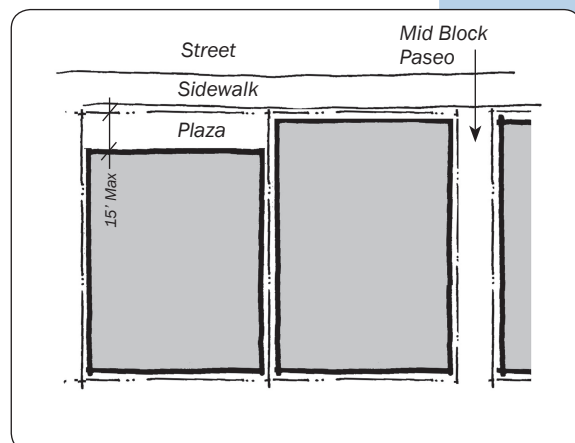


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 0.5 space/du
Max: 1 space/du
Guest: 0 spaces
Onsite Min: 100%
3. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 100%

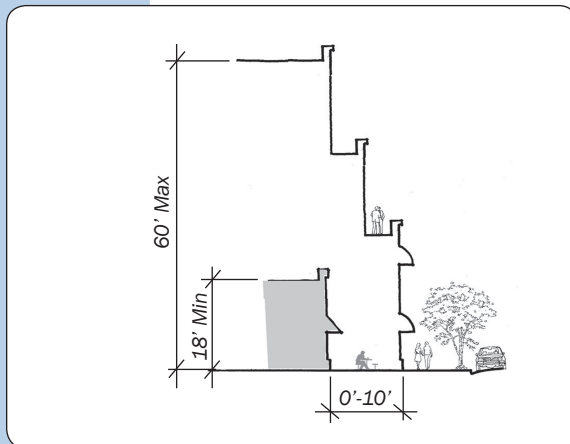


Plan View

Fig. 1.3

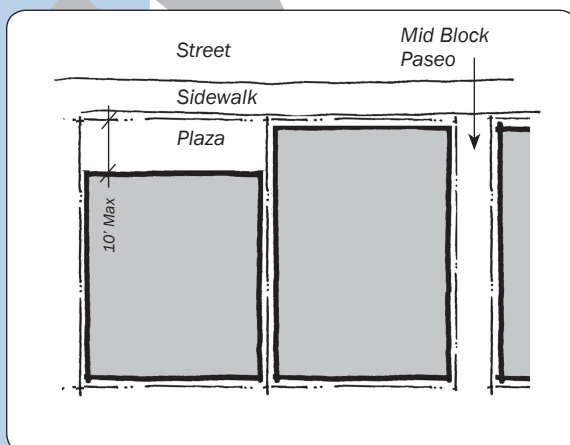
UC-11 Chula Vista Center West Residential (Neighborhood Transition Combining District)

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Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 100%

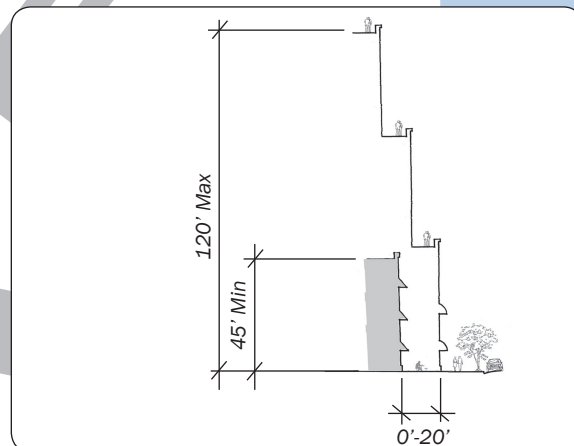
Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%



Urban Regulations

1. **Floor Area Ratio:** 6.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 45' Max: 210'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 100 sf/du
8. **Use Requirements:**
Residential: 70%
Commercial - Retail: 10%
Office: 10% (Not allowed on groundfloor facade, except for access)
Hospitality: 10%

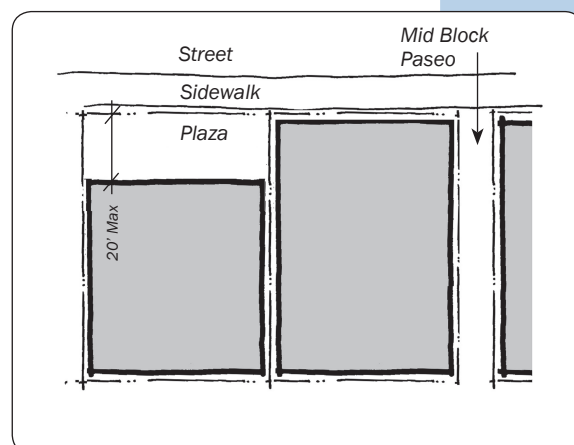


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Any
2. **Residential Parking:**
Min: 0.5 space/du
Max: 1 space/du
Guest: 0 spaces
Onsite Min: 100%
3. **Non-Residential Parking:**
Min: 0.5 space/1,000 sf
Max: 1 space/1,000 sf
Onsite Min: 0%

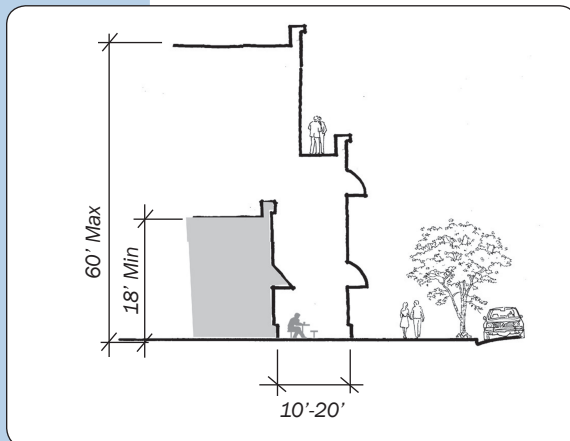


Plan View

Fig. 1.3

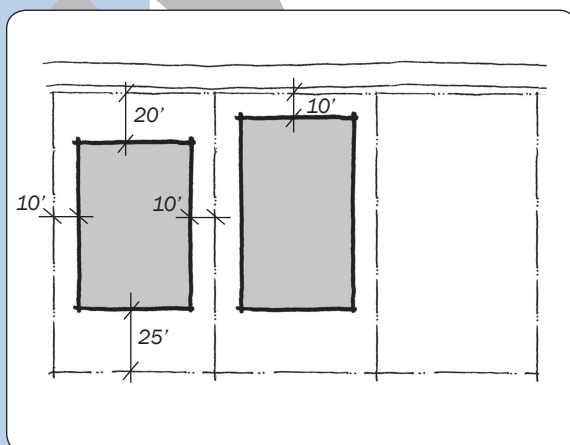
UC-13 Mid Broadway (Neighborhood Transition Combining District)

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Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 60'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 50%
6. **Setbacks:**
Street Min: 10' Street Max: 20'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 50% (Not allowed on Broadway or H Street frontage on groundfloor, except for access)
Office: 25%
Commercial - Retail/Hospitality: 25%

Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 0.5 space/du
Max: 1 space/du
Guest: 0 spaces
Onsite Min: 50%
3. **Non-Residential Parking:**
Min: 2 space/1,000 sf
Max: 4 space/1,000 sf
Onsite Min: 50%

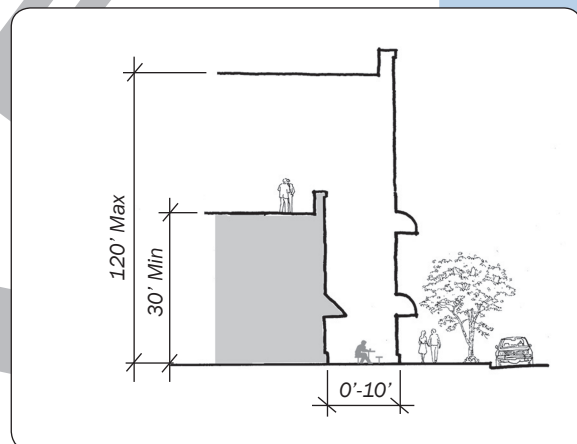


Urban Regulations

1. **Floor Area Ratio:** 3.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 30' Max: 84'
4. **Building Stepback:**
Min: 25' At Building Height: 60'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential 100%

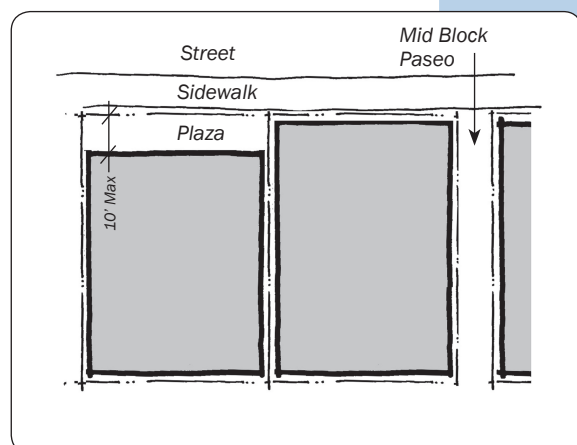
Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%



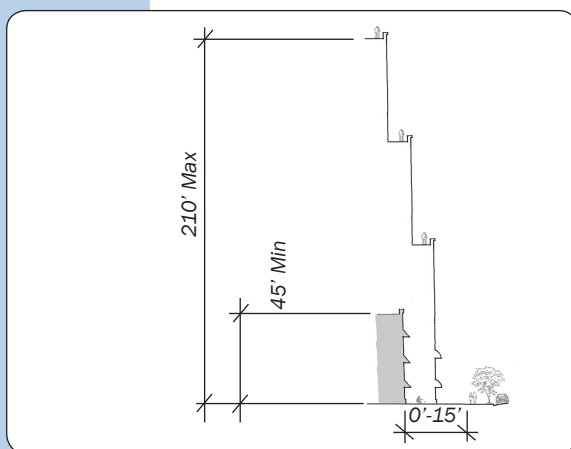
Section View

Fig. 1.2



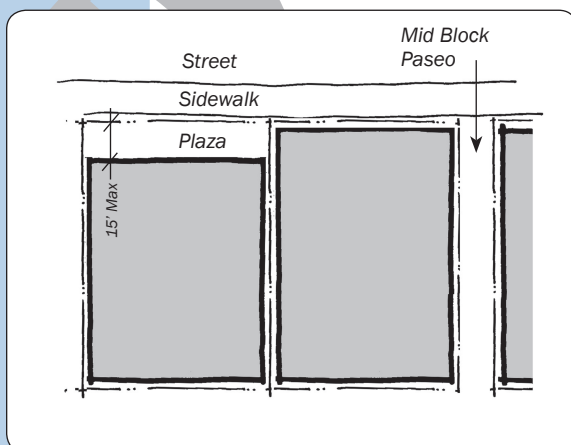
Plan View

Fig. 1.3



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 6.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 45' Max: 210'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** 100 sf/du
8. **Use Requirements:**
Residential: 70%
Commercial - Retail: 10%
Office: 10% (Not allowed on groundfloor facade, except for access)
Hospitality: 10%

Parking Regulations

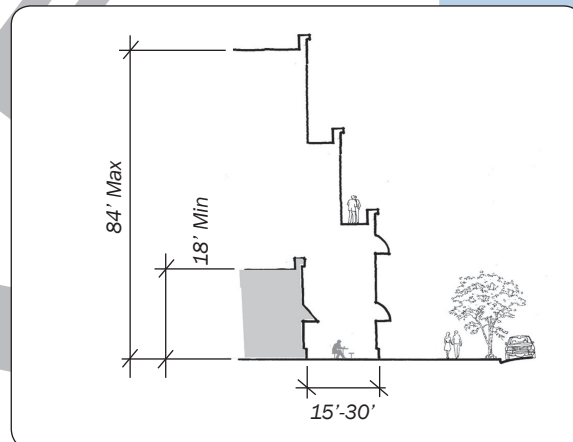
1. **Parking Locations:**
Any, except in front of building
2. **Residential Parking:**
Min: 0.5 space/du
Max: 1 space/du
Guest: 0 spaces
Onsite Min: 100%
3. **Non-Residential Parking:**
Min: 0.5 space/1,000 sf
Max: 1 space/1,000 sf
Onsite Min: 0%

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 50%
6. **Setbacks:**
Street Min: 10' Street Max: 20'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 30%
Hospitality: 70%

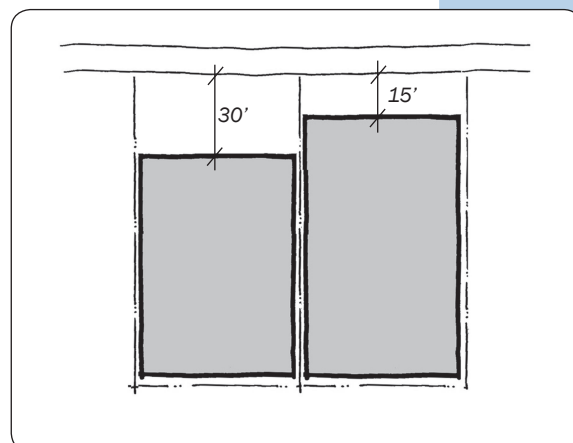
Parking Regulations

1. **Parking Locations:**
Any, except in front of building
2. **Non-Residential Parking:**
Min: 2 space/1,000 sf
Max: 4 space/1,000 sf
Onsite Min: 50%



Section View

Fig. 1.2



Plan View

Fig. 1.3

UC-17 Harborview North (Neighborhood Transition Combining District)

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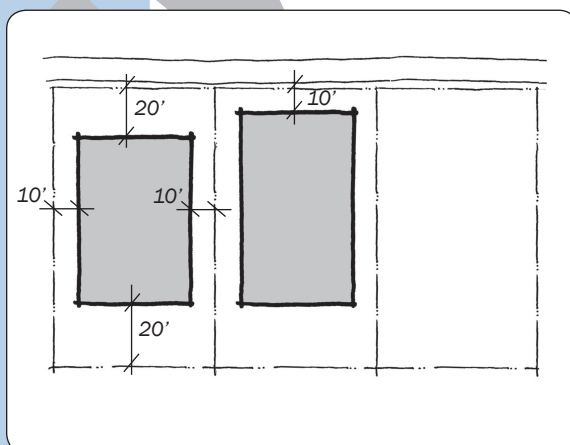
Urban Regulations

1. **Floor Area Ratio:** 2.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 10' Street Max: 20'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** 200 sf/du
8. **Use Requirements:**
Residential: 100%



Section View

Fig. 1.2



Plan View

Fig. 1.3

Parking Regulations

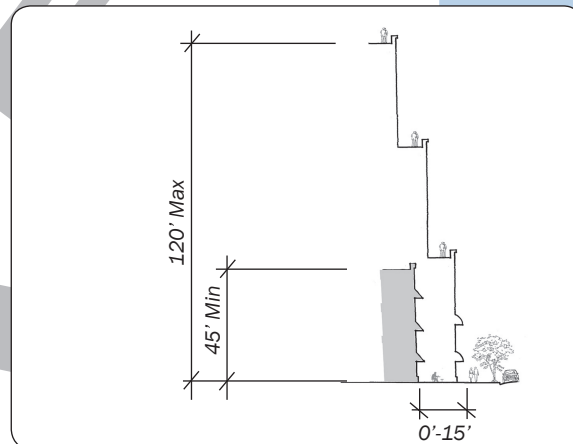
1. **Parking Locations:**
Any
2. **Residential Parking:**
Min: 1 space/du
Max: N/A
Guest: 1 space/10 du
Onsite Min: 100%

Urban Regulations

1. **Floor Area Ratio:** 3.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 45' Max: 120'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 20%
Hospitality: 80%

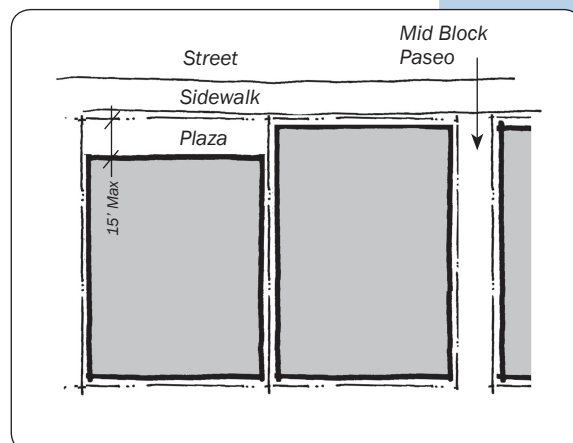
Parking Regulations

1. **Parking Locations:**
Any
2. **Non-Residential Parking:**
Min: 1 space/1,000 sf
Max: 2 spaces/1,000 sf
Onsite Min: 100%



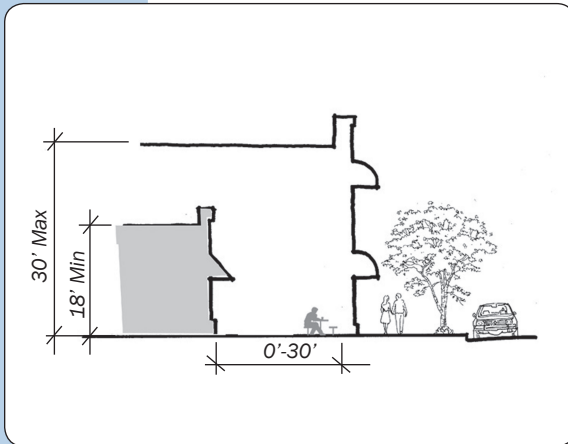
Section View

Fig. 1.2



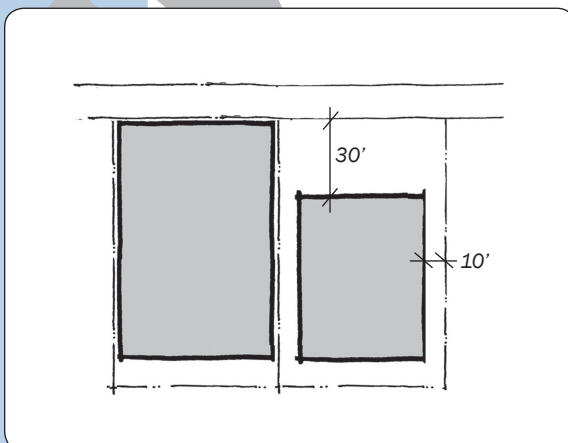
Plan View

Fig. 1.3



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 50%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 0%
6. **Setbacks:**
Street Min: 15' Street Max: 0'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Civic: 100%

Parking Regulations

1. **Parking Locations:**
Any
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 100%

C-1 Third Avenue South (Neighborhood Transition Combining District)

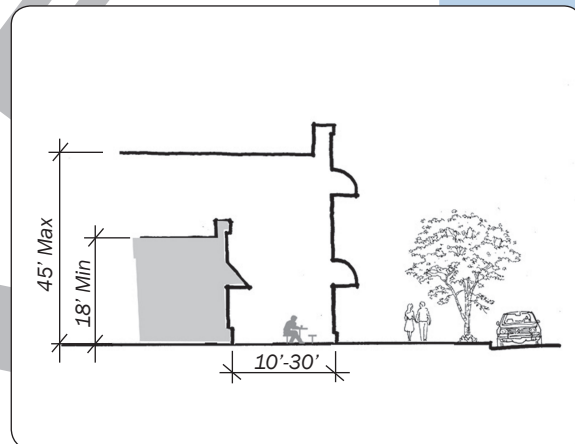
DRAFT



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Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 50%
6. **Setbacks:**
Street Min: 0' Street Max: 15'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
Neighborhood Transition: See Section XX for additional setbacks for areas adjacent to residential neighborhoods
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 50%
Office: 50%

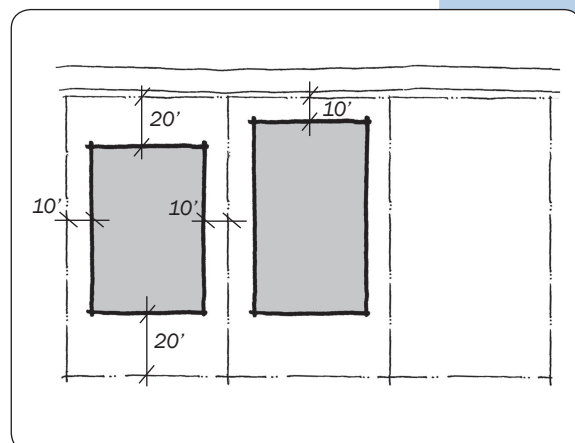


Section View

Fig. 1.2

Parking Regulations

1. **Parking Locations:**
Per Zoning Code
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 50%

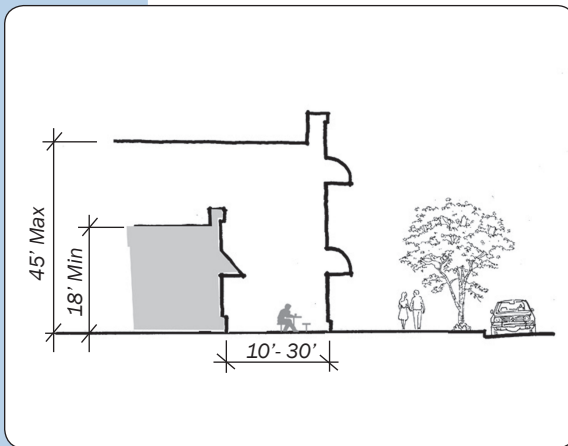


Plan View

Fig. 1.3

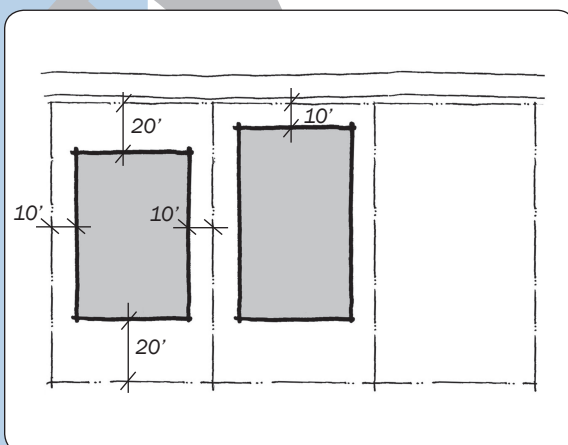
Development Standards

DRAFT
May 2005



Section View

Fig. 1.2



Plan View

Fig. 1.3

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 50%
6. **Setbacks:**
Street Min: 10' Street Max: 20'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 50%
Office: 50%

Parking Regulations

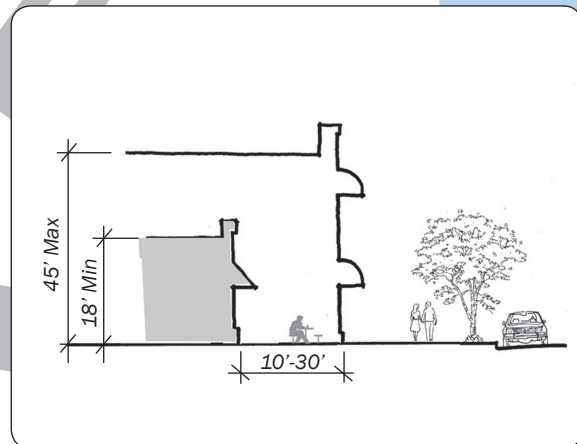
1. **Parking Locations:**
Per Zoning Code
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 50%

Urban Regulations

1. **Floor Area Ratio:** 1.0 FAR
2. **Lot Coverage:** 70%
3. **Building Height:**
Min: 18' Max: 45'
4. **Building Stepback:**
Min: 0' At Building Height: 0'
5. **Street Wall Frontage Min:** 50%
6. **Setbacks:**
Street Min: 10' Street Max: 20'
Alley Min: 0' Alley Max: 0'
Interior Rear Min: 0' Interior Rear Max: 0'
Interior Other Min: 0' Interior Other Max: 0'
7. **Open Space Requirement:** N/A
8. **Use Requirements:**
Commercial - Retail: 50%
Office: 50%

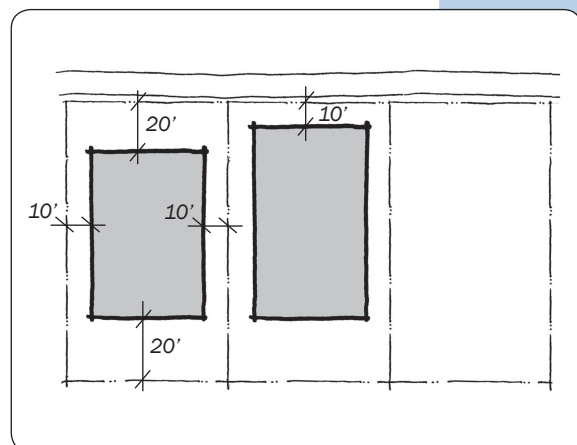
Parking Regulations

1. **Parking Locations:**
Per Zoning Code
2. **Non-Residential Parking:**
Min: 2 spaces/1,000 sf
Max: 4 spaces/1,000 sf
Onsite Min: 50%



Section View

Fig. 1.2



Plan View

Fig. 1.3